



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
October 20, 2015

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 Presentation of the History Commission Annual Report
10:40 Presentation of the Ad Hoc Police Practices Review Commission Recommendations
11:10 Appointments
11:10 Items Presented by the County Executive
11:10 Matters Presented by Board Members
12:00 Closed Session

3:00 p.m. Public Hearing on RZ 2015-SU-002 - JLB REALTY, LLC., RZ Appl. to rezone from PDC, HC, WS, and SC to PRM, HC, WS, and SC to permit residential use with an overall density of 50.1 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located N. of Lee Hwy., on the S. side of Trinity Pkwy., on approx. 7.08 ac. of land. Comp. Plan Rec: Mixed-Use. Sully District. Tax Map 54-4 ((15)) 12A. Also under the Board's consideration will be the applicant's Water Quality Impact Assessment Request # 7265-WQ-001-1 and a Resource Protection Area Encroachment Exception Request # 7265-WRPA-002-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of constructing publically accessible amenities. (Concurrent with PCA 86-S-071-04).

3:00 p.m. Public Hearing on PCA 86-S-071-04 - JLB REALTY, LLC, PCA Appl. to amend the proffers for RZ 86-S-071 previously approved for mixed-use development to permit deletion of 7.08 ac. of land area to be included in the concurrent RZ 2015-SU-002. Located N. of Lee Hwy., on the S. side of Trinity Pkwy., on approx. 7.08 ac. of land zoned PDC, SC, WS, and HC. Comp. Plan Rec: Mixed-Use. Sully District. Tax Map 54-4 ((15)) 12A. (Concurrent with RZ 2015-SU-002).

3:00 p.m. Public Hearing on PCA/CDPA 2006-SU-025-02 - REGENCY CENTERS ACQUISITION, LLC, PCA and CDPA Appls. to amend the proffers and conceptual development plan for RZ 2006-SU-025 previously approved for a mixed-use development to permit approx. 186,000 sq. ft. of retail/commercial uses and associated modifications to proffer and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the N.E. quadrant of the intersection of Newbrook Dr., Park Meadow Dr., and Westfields Blvd., approx. 1,250 ft. E. of Sully Rd., on approx. 20.97 ac. of land zoned PDC, WS. Comp. Plan Rec: Mixed-Use. Sully District. Tax Map 44-1 ((1)) 6pt.

3:00 p.m. Public Hearing on SEA 97-Y-002-02 - CHANTILLY ASSOCIATES, INC., SEA Appl. under Sect(s). 5-504 of the Zoning Ordinance to amend SEA 97-Y-002 previously approved for a service station, quick service food store, and car wash to permit modification of development conditions. Located at 5000 Westone Plaza, Chantilly, 20151, on approx. 1.16 ac. of land zoned I-5, WS. Sully District. Tax Map 44-3 ((6)) 21D.

3:00 p.m. Public Hearing on SE 2015-SU-018 - CHANTILLY AUTO CARE CENTER, LLC, SE Appl. under Sect(s). 4-804 and 7-607 of the Zoning Ordinance to permit a service station/mini-mart in a highway corridor overlay district, and to permit a waiver of the minimum lot width requirements for the C-8 zoning district. Located at 13704 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 1.06 ac. of land zoned C-8, WS, and HC. Sully District. Tax Map 34-4 ((5)) A.

3:00 p.m. Public Hearing on SE 2015-DR-016 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, SE Appl. under Sect(s). 6-403 and 6-405 of the Zoning Ordinance to permit electronically powered regional rail transit facilities. Located on the S.E. side of Sunrise Valley Dr., W. side of Dulles Station Blvd., and N. of Sayward Blvd., on approx. 6,515 sq. ft. of land zoned PRM. Dranesville District. Tax Map 15-2 ((1)) 13A pt.

3:00 p.m. Public Hearing on SE 2015-SU-017 - BBCN BANK, SE Appl. under Sect(s). 7-607 of the Zoning Ordinance to permit a drive-in financial institution in a highway corridor overlay district. Located at 13890 Braddock Rd., Centreville, 20121, on approx. 1.26 ac. of land zoned C-6, SC, WS, and HC. Sully District. Tax Map 54-4 ((1)) 87D pt.

3:30 p.m. Public Hearing on RZ 2010-PR-022 - TMG SOLUTIONS PLAZA LAND, L.P., RZ Appl. to rezone from C-4, SC, and HC to PTC, SC, and HC to permit mixed use development with an overall Floor Area Ratio (FAR) up to 5.33 and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Westpark Dr. and Greensboro Dr., and N. of Solutions Dr., on approx. 18.10 ac. of land. Comp. Plan Rec: Transit Station, Mixed Use, Residential Mixed Use, and Park/Open Space. Providence District. Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1, and 7E1.

3:30 p.m. Public Hearing on AR 90-D-003-03 - JOAN LEWIS JEWETT AND JEWETT FAMILY CORPORATION, INC., Local A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 8700 Lewinsville Rd., McLean, 22102, on approx. 25.19 ac. of land zoned R-1. Please call the Zoning Evaluation Division at 703-324-1290 after October 14, 2015, to obtain the AFDAC and Planning Commission recommendations. Dranesville District. Tax Map 29-1 ((1)) 71 Z, 72 Z, 73 Z, 74 Z.

3:30 p.m. Public Hearing on AR 90-S-004-03 - JLB ASSOCIATES, Local A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located on the N. and S. sides of Popes Head Rd., approx. 3,000 ft. W. of its intersection with Colchester Rd., on approx. 34.10 ac. of land zoned R-C, WS. Please call the Zoning Evaluation Division at 703-324-1290 after October 7, 2015, to obtain the AFDAC and Planning Commission recommendations. Springfield District. Tax Map 66-4 ((1)) 19Z.

3:30 p.m. Public Hearing on AR 2005-DR-001 - GARY A. SIMANSON AND PRIVATE HISTORIC PRESERVATION GROUP, LLC, Local A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 840 Leigh Mill Rd., Great Falls, 22066, on approx. 23.81 ac. of land zoned R-E. Please call the Zoning Evaluation Division at 703-324-1290 after October 7, 2015, to obtain the AFDAC and Planning Commission recommendations. Dranesville District. Tax Map 13-3 ((1)) 19Z, 20Z, 24Z, 26Z, and 43Z.

3:30 p.m. Public Hearing on AF 2015-SP-001 - HEATHER SCOTT-MOLLEDA, JOSE MARIA MOLLEDA, Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 6500 Clifton Rd., Clifton, 20124, on approx. 23.17 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after September 24, 2015, to obtain the recommendations. Springfield District. Tax Map 75-1 ((1)) 3.

3:30 p.m. Public Hearing on SE 2015-LE-004 - FATMA RIAHI, FATMA'S PLAY HOUSE, SE Appl. Under Sect(s). 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6812 Ericka Ave., Alexandria, 22310, on approx. 1,560 sq. ft. of land zoned PDH-8 and NR. Lee District. Tax Map 91-2 ((13)) 56.

3:30 p.m. Public Hearing on SEA 83-V-083 - SEJ ASSET MANAGEMENT AND INVESTMENT COMPANY, SEA Appl. under Sect(s). 4-804 and 9-625 of the Zoning Ordinance to amend SE 83-V-083 previously approved for a service station and quick service food store to permit modifications to site design and development conditions and to permit modifications to minimum yard requirements for certain existing structures and uses. Located at 9402 Richmond Hwy., Lorton, 22079, on approx. 30,856 sq. ft. of land zoned C-8. Mt. Vernon District. Tax Map 107-4 ((1)) 22 and 23.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. **Plan Amendment #2013-CW-4CP** proposes to remove references to expired Conservation Areas and those Community Improvement Areas, deemed completed, from the Comprehensive Plan. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. **Plan Amendment #2013-I-L1(A)** concerns the Lincolnia Planning District, approximately 2,000 acres, bounded Lincolnia Road, Old Columbia Pike, Little River Turnpike, Braddock Road, Indian Run Stream Valley, I-395, and the Norfolk Southern Railway/Virginia Railway Express right-of-way. The amendment proposes editorial revisions and changes to reflect existing conditions and more recent planning efforts, such as the Great Parks, Great Communities 2010-2020 Park System Plan. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. **Plan Amendment #2013-CW-T3** considers removing of completed transportation improvements from the Comprehensive Plan, including the Area Plans, the Countywide Transportation Plan Map, and the Comprehensive

Land Use Plan Map. The amendment also proposes to add county-owned commuter parking facilities to the maps, to modify the maps' legends, and to correct editorial oversights. Copies of the staff report and proposed changes may be found on the Transportation Plan Update webpage at <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> or obtained from the Department of Transportation, 4050 Legato Road Suite 400, Fairfax, VA, two weeks prior to the public hearing. Any questions may be directed to the Department of Transportation at 703-877-5600.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. **Plan Amendment #PA 2015-IV-MV2** concerns approx. 19.5 ac. generally located south of Huntington Avenue, north of North Kings Highway, and west of the Huntington Avenue Metro Station at 2601 Indian Dr., Alexandria, VA 22303 (Tax Map Parcels 83-1 ((1)) 32 and ((23)) ALL) in the Mount Vernon Supervisor District. The area is planned for residential use at 16-20 du/ac with an option for mixed-use development up to an intensity of 3.0 FAR with the following mix of uses: 75% residential; 25% office with ground floor retail, with conversion of up to 120,000 square feet of office to hotel use. The Plan amendment will consider altering the recommended 25% office component to provide more flexibility for the overall commercial mix, or to entirely eliminate the planned office use. Recommendations relating to the transportation network may also be modified. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703--324-1380.

4:30 p.m. Public hearing on the matter of a proposed amendment to Chapter 41.1 of the Code of Fairfax County. The proposed amendment will: 1) Add a new Section 41.1-2-20 to the Code of Fairfax County; 2) Adopt the cruelty to animals provisions in the Code of Virginia; and 3) Prohibit tethering of dogs for more than one (1) cumulative hour in a twenty-four (24) hour period.

4:30 p.m. Public Hearing on PCA 2006-SU-007-02 - PHD ASSOCIATES, LLC, PCA Appl. to amend the proffers and conceptual development plan for RZ 2006-SU-007 previously approved for residential mixed-use development to permit residential development and a public facility with an overall Floor Area Ratio (FAR) of 0.67, and a modification of the minimum privacy yard requirement for single family attached dwelling units. Located in the N.W. quadrant of the intersection of Air and Space Museum Pkwy. and Wall Rd., on approx. 18.49 ac. of land zoned PRM and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 24-4 ((1)) 6 B4.

4:30 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of pedestrian intersection improvements at Highland Street/Backlick Road/Amherst Avenue (Lee District) for Project 5G25-060-005 (Fund 5G25-060-000, Pedestrian Improvements – 2014). This project, 5G25-060-005, Highland Street/Backlick Road/Amherst Avenue Pedestrian Intersection Improvements, consists of the installation of Americans with Disabilities (ADA) compliant curb ramps, pedestrian signals, crosswalks, and portions of sidewalk. Additionally, a replacement bus shelter will be installed along northbound Backlick Road. Plans and plats describing the work proposed to be done and the property interests to be acquired for this project are on file in the Land Acquisition

Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia 22035.

4:30 p.m. Public hearing to consider the adoption of an amendment to *The Code of the County of Fairfax, Virginia* (Fairfax County Code), which will be set forth in Appendix M to establish the Braddock Green Community Parking District (CPD). The proposed CPD would be established in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Braddock Green Court from Braddock Road Frontage to the cul-de-sac end; Braddock Road Frontage from Braddock Green Court south to the end; and at all times prohibit the parking of watercraft, boat trailers, motor homes, camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4. No such CPD shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600.

5:00 p.m. Public Hearing on SEA 89-Y-035 – HAFT/EQUITIES – SULLY PLAZA LIMITED PARTNERSHIP, SEA Appl. under Sect(s). 9-620 of the Zoning Ordinance to amend SE 89-Y-035 previously approved for a drive-in financial institution and a waiver of minimum lot size and lot width requirements, to permit modifications to site design and development conditions to permit waiver of certain sign regulations and an increase in sign height and sign area in a highway corridor overlay district and reaffirm waivers of minimum lot size and lot width requirements. Located at 13960 Lee Jackson Memorial Highway, Chantilly, 20151, on approx. 20,600 sq. ft. of land zoned C-8, WS, and HC. Sully District. Tax Map 34-4 ((1)) 16C pt.

5:00 p.m. Public Hearing on SEA 86-C-066-03 - HUNTER MILL COUNTRY DAY SCHOOL, INC., SEA Appl. under Sect(s). 3-E04 of the Zoning Ordinance to amend SE 86-C-066-02 previously approved for a private school of general education, nursery school, and child care center to permit an increase in enrollment from 80 to 99 children, and associated modifications to site design and development conditions. Located at 2021 Hunter Mill Rd., Vienna, 22181, on approx. 4.86 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 3.

5:00 p.m. Public Hearing on SE 2014-HM-066 - SPORTS AUTHORITY, INC., SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit modification in certain sign regulations to permit an increase in sign area. Located at 8355 Leesburg Pike, Vienna, 22182, on approx. 14.02 ac. of land zoned C-7, SC, and HC. Hunter Mill District. Tax Map 29-3 ((1)) 32.

5:00 p.m. Public Hearing on PRC 76-C-111 - FAIRFAX COUNTY SCHOOL BOARD, PRC Appl. to approve the PRC plan associated with RZ 76-C-111 to permit a building addition and site improvements to the existing public school facility. Located on the N. side of South Lakes Dr., approx. 1,600 ft. E. of Soapstone Dr., on approx. 48.40 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental and

Institutional. Hunter Mill District. Tax Map 26-2 ((18)) 7 and 8pt.

5:30 p.m. Public Hearing on SE 2015-MV-003 (First Years Learning Center LLC / Claudia Tramontana) (Mount Vernon District)

5:30 p.m. Public Hearing on RZ 2014-MA-011 - SPECTRUM DEVELOPMENT, LLC, RZ Appl. to rezone from R-3, C-2, CRD, HC and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through, and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pike, between Charles St. and Washington Dr., on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5. (Concurrent with SE 2014-MA-013).

5:30 p.m. Public Hearing on SE 2014-MA-013 - SPECTRUM DEVELOPMENT, LLC, SE Appl. under Sect.(s) 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pike, 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5. (Concurrent with RZ 2014-MA-011).

5:30 p.m. Public Hearing on SEA 97-M-016 - EXTRA SPACE STORAGE INC., SEA Appl. under Sect.(s). 4-804 and 9-622 of the Zoning Ordinance to amend SE 97-M-016, previously approved for a mini warehouse establishment to permit modifications to site and development conditions in a commercial revitalization district. Located at 5821 Seminary Rd., Falls Church, 22041, on approx. 2.09 ac. of land zoned C-8, CRD, HC, and SC. Mason District. Tax Map 61-2 ((21)) 1.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.